

FOR LEASE // 264-266 WHITE STREET, DANBURY, CT



PROPERTY DESCRIPTION

Warehouse space in central Danbury location with easy access to Rt. 7, Rt. 6 and I84. Ideal space for any industrial or storage use. Unit has gas heat, private bath, 2 overhead doors, 3 phase power.

PROPERTY HIGHLIGHTS

- Loading: 2 - 12' x 12' Drive in Doors
- Ceiling Height: 13' Clear
- Power: 200 Amp, 3 Phase
- Heat: Gas Heat
- Parking: +/- 7 Car Parking + Possible Outside Storage
- Zone: IL40 (Industrial)
- Utilities: City Water, Sewer + Gas
- Plumbing: Private Bathroom

OFFERING SUMMARY

Lease Rate:	\$11.00 SF/yr + utilities (Gross)
Available SF:	6,000 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,285	6,473
Total Population	828	3,699	16,932
Average HH Income	\$70,394	\$66,345	\$63,333

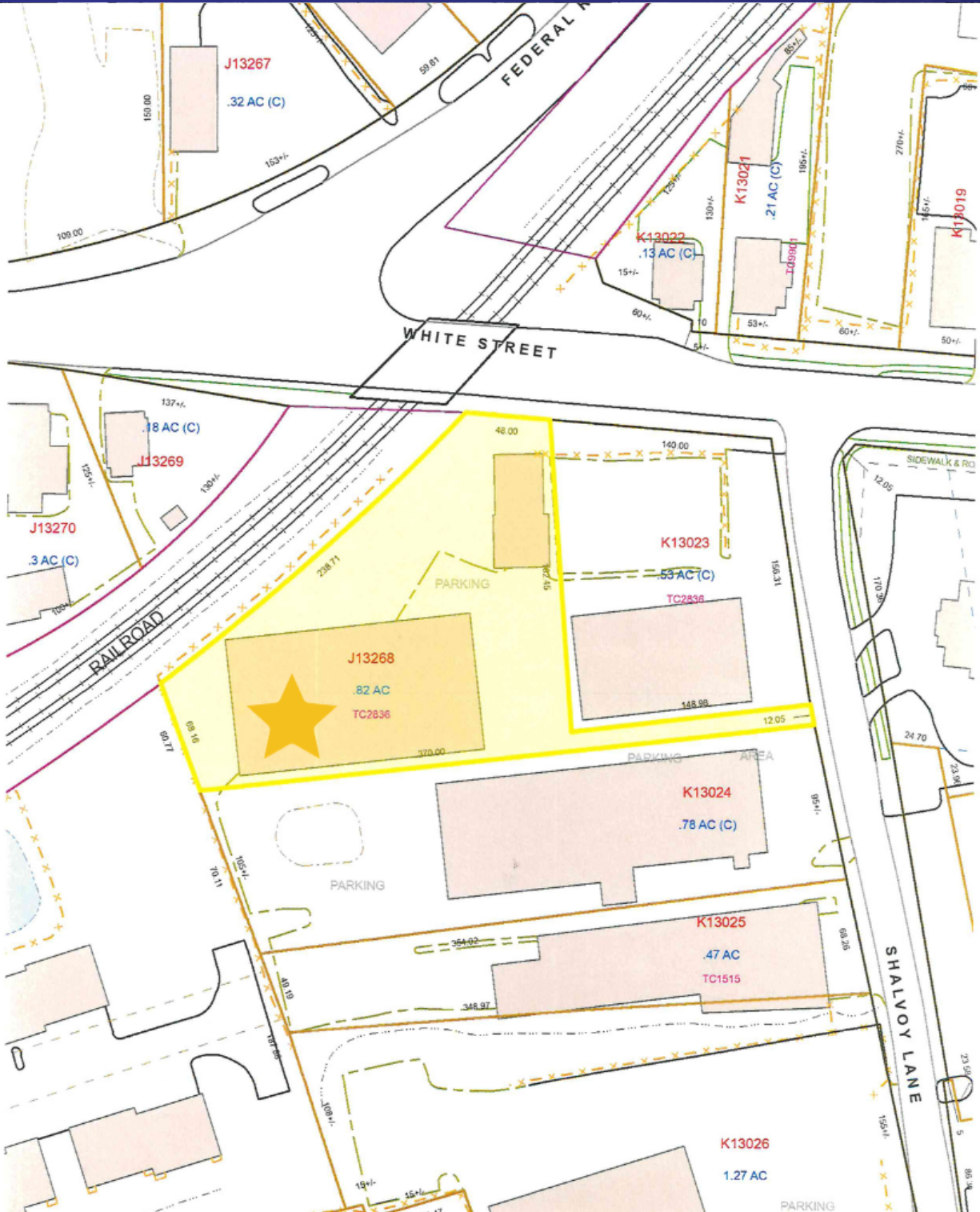


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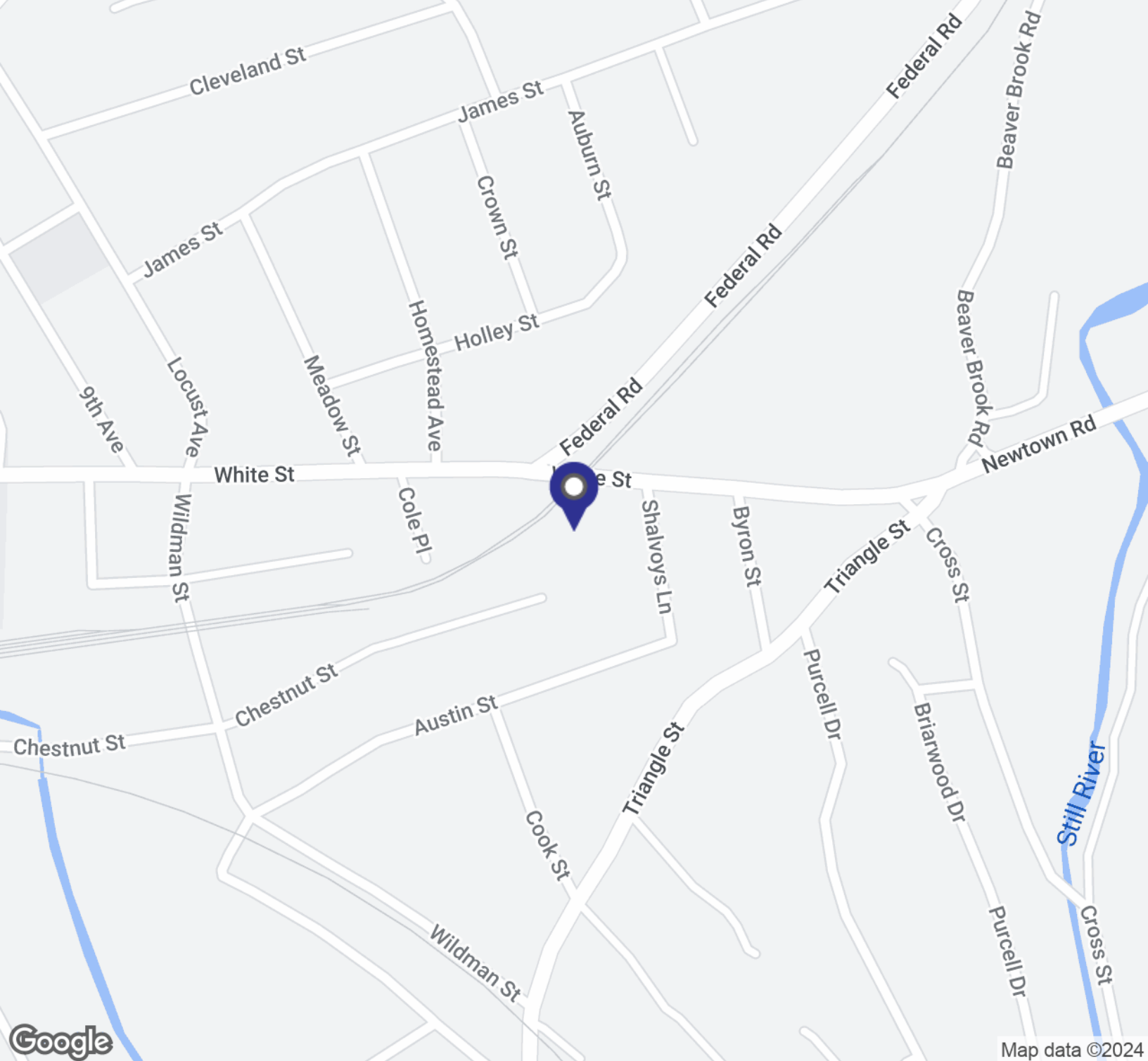
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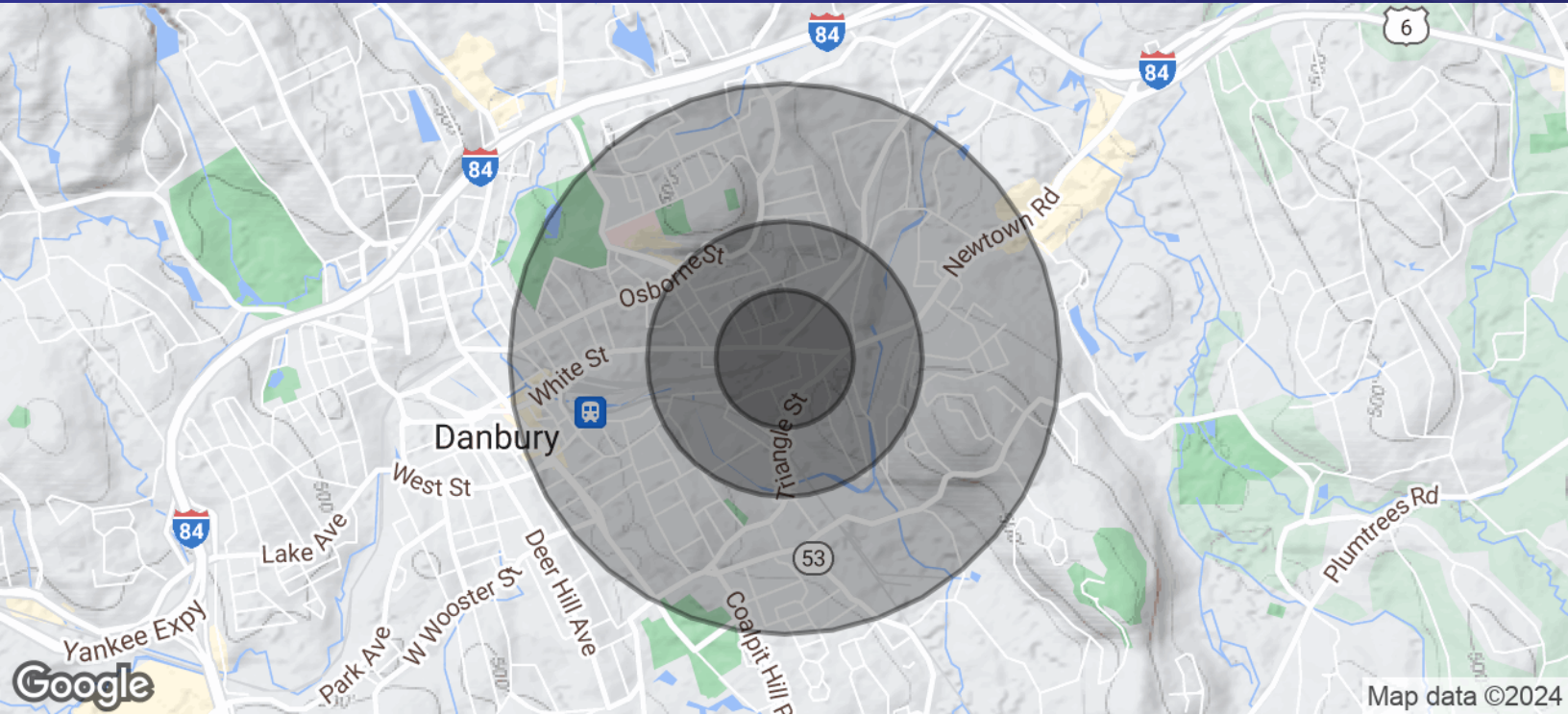
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	828	3,699	16,932
Average Age	35.7	35.0	35.7
Average Age (Male)	34.2	33.4	35.8
Average Age (Female)	35.9	35.9	36.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	285	1,285	6,473
# of Persons per HH	2.9	2.9	2.6
Average HH Income	\$70,394	\$66,345	\$63,333
Average House Value	\$270,854	\$261,486	\$182,572

* Demographic data derived from 2020 ACS - US Census



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